LAND BOARD AGENDA ITEM

November 17th, 2008

FINAL APPROVAL FOR LAND BANKING SALES # 1, 225, 226, 389, 390, 391, 392, 393,394, 395, 465, 532, 533, 534, 535 & 537 BLAINE COUNTY

Seller: State of Montana, Department of Natural Resources and

Conservation

Nominators: Parcel 1 – Lessee, Haldemann Ranch

Parcels 225 & 226 – Lessee, Gordon Cattle Co.

Parcels 389, 390, 391, 392, 393, 394, 395, 465, 532, 533, 534, 535 & 537 - Department of Natural Resources and

Conservation, Northeast Land Office

Location: Parcel 1 – located 32 miles south of Chinook.

Parcels 225 & 226 - are located 18 miles south of

Chinook.

Parcel 389 – located 24 miles south of Chinook.

Parcels 390,391,392 & 394 - are located 15 to 20 miles

south of Chinook.

Parcel 393 – located 20 miles south of Chinook.

Parcel 395 - located 12 miles southeast of Chinook.

Parcels 465, 532, 533, 534 & 535 – These tracts are located approximately 3.5 miles northwest of Chinook.

Parcel 537 - located 10 miles east of Chinook

Property Characteristics: Parcel 1 – Hilly, broken grazing land

Parcels 225 & 226 – Two tracts of rolling grazing land that

abut the lessee's ranch headquarters.

Parcel 389 – Small tract of grazing land

Parcels 390,391,392 & 394 - Smaller grazing tracts, one

parcel has a stock reservoir.

Parcel 393 – Small 40 acre, unfenced grazing tract.

Parcel 395 – Isolated grazing tract, with two small stock reservoirs.

Parcels 465, 532,533,534 & 535 – A cluster of 5 small grazing and Ag land tracts, intermixed with private ownership.

Parcel 537 - Small tract of grazing land

Access:

Parcel 1 – Surrounded by privately owned property, no legal public access.

Parcels 225 & 226 – No legal public access, surrounded by Gordon Cattle Co.

Parcels 389, 390, 391, 392, 393, 394, 395, 465, 532, 533, 534 & 535 – Small grazing and Ag land tracts, surrounded by private property, with no legal public access.

Parcel 537 - Tract is publicly accessible but has low recreational use value due to its size and isolation from other public lands.

Background:

In April 2008, the Board approved these parcels to continue through the Land Banking sales evaluation process. In September 2008 the Board set the minimum bids at the appraised values with access as follows:

Sale #	Acres	Legal	Minimum Bid	Trust
1	640	ALL Section 36, T28N-R20E	\$160,000	Common School
225	80	W½NE¼ Section 23, T30N- R19E	\$20,000	Common School
226	80	W½SE¼ Section 14, T30N- R19E	\$20,000	Common School
389	40	SW¼NE¼ Section 13, T29N- R20E	\$10,000	Common School
390	40	NW¼SW¼ Section 8, T29N- R21E	\$10,000	Common School
391	80	N½SW ¼, Section 24, 30N- R20E	\$20,000	Common School
392	40	SW 1/4 SW 1/4, Section 26, 30N- R20E	\$10,000	Common School
393	40	SW ¼ NW ¼ Section 33, 30N- R20E	\$10,000	Common School
394	80	NW¼SE¼, NE¼SW¼,	\$20,000	Common School

		Section 35, T30N-R20E		
395	80	N ½ NE ¼, Section 19, T31N- R21E	\$20,000	Common School
465	5	W½NW¼NW¼NW¼, Section 8, T33N-R19E	\$2,050	Common School
532	10	W½NW¼SW¼NW¼, W½SW¼SW¼NW¼ Section 8, T33N-R19E	\$4,750	Common School
533	10	W½SE¼SW¼NW¼, W½NE¼NW¼SW¼ Section 8, T33N-R19E	\$3,650	Common School
534	10	W½SW¼NW¼SW¼, W½NW¼SW¼SW¼ Section 8, T33N-R19E	\$5,000	Common School
535	5	E½SW¼NE¼SW¼ Section 8, T33N-R19E	\$2,500	Common School
537	39.5	Lot 4, Section 19, T33N-R21E	\$6,500	State Normal School

Total \$324,450

Sale Price: These parcels were sold at public auction on October 30,

2008. All parcels had only one bidder per parcel, and were

sold for the minimum bid amounts listed above.

Recommendation: The Director recommends final approval of Land Banking

Sales # 1, 225, 226 389, 390, 391, 392, 393, 394, 395, 465, 532, 533, 534, 535 & 537 for the combined purchase price of

\$324,450. These sales will be closed within 30 days of

approval.